

# Tarrant Appraisal District Property Information | PDF Account Number: 07624433

## Address: 115 FORT EDWARD DR

City: ARLINGTON Georeference: 7174-4-17 Subdivision: CHERRY CREEK ESTATES ADDITION Neighborhood Code: 1M070I Latitude: 32.6091787606 Longitude: -97.1162168562 TAD Map: 2114-340 MAPSCO: TAR-110Z





This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

### Legal Description: CHERRY CREEK ESTATES ADDITION Block 4 Lot 17

### Jurisdictions:

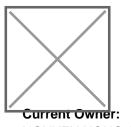
CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A Year Built: 2001 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07624433 Site Name: CHERRY CREEK ESTATES ADDITION-4-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,095 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,363 Land Acres<sup>\*</sup>: 0.1919 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**



NGUYEN HONG ANH

Primary Owner Address:

115 FORT EDWARD DR ARLINGTON, TX 76002 Deed Date: 8/31/2023 Deed Volume: Deed Page: Instrument: D223159320

| Previous Owners              | Date       | Instrument                              | Deed Volume | Deed Page |
|------------------------------|------------|---|-------------|-----------|
| NGUYEN HONG ANH              | 8/31/2023  | D223159320                              |             |           |
| DALTON JACKIE D              | 11/20/2007 | D207426083                              | 000000      | 0000000   |
| LEMKE BRIAN K;LEMKE DEANNA L | 4/18/2002  | 00156370000349                          | 0015637     | 0000349   |
| GEHAN HOMES LTD              | 1/1/2000   | 000000000000000000000000000000000000000 | 000000      | 0000000   |

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$284,942          | \$60,000    | \$344,942    | \$344,942        |
| 2023 | \$279,913          | \$60,000    | \$339,913    | \$292,868        |
| 2022 | \$242,631          | \$50,000    | \$292,631    | \$266,244        |
| 2021 | \$192,040          | \$50,000    | \$242,040    | \$242,040        |
| 2020 | \$192,956          | \$50,000    | \$242,956    | \$242,956        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

# **EXEMPTIONS / SPECIAL APPRAISAL**

### There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.